



A magnificent detached six bedroom residence constructed in 2008 to the highest specification and offering approximately 5300 square feet of carefully arranged accommodation over three floors. This stunning family residence combines the very best in contemporary style living with well proportioned accommodation throughout.

**OAK HILL ROAD  
STAPLEFORD ABBOTTS  
Price: £1,250,000**



Solid oak entrance doors leading to reception hall.

### GRAND RECEPTION HALL

24' x 12'10" (7.32m x 3.91m) with a 25'5" ceiling height to second floor. Ceiling cornice. Solid natural oak staircase ascending to first floor. Double radiator. Black galaxy tiled floor with under floor heating.

### CLOAKROOM

6' 11" x 6' 1" (2.11m x 1.85m) Ceiling cornice and recess ceiling lights. Extractor fan. Contemporary style suite comprises of wash hand basin and low level wc. Contemporary range of storage units. Granite tiled floor with under floor heating. Contemporary style chrome heated towel rail.

### STUDY

16' 5" x 6' 1" (5.00m x 1.85m) Double glazed window to front elevation. Ceiling cornice. Recess ceiling lights. Radiator.

### LIVING ROOM

23' 1" x 18' 2" (7.04m x 5.54m) Ceiling cornice and recess ceiling lights. Integrated audio system. Two double glazed windows to front elevation. Impressive fireplace with cast iron log burner. Radiators. Double doors to dining room. Further double doors to reception hall.

### DINNING ROOM

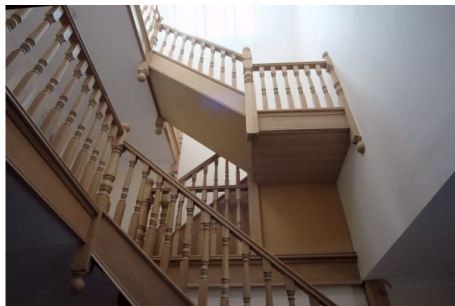
23' 3" x 15' 4" (7.09m x 4.67m) Double glazed doors leading to rear terrace. Ceiling cornice and recess lighting. Integrated audio system. Two radiators. Doors to reception hall and kitchen / morning room.

### KITCHEN / MORNING ROOM

19' 5" max x 19' 3" max (5.92m x 5.87m) Double glazed windows and double doors leading to rear terrace. Extensive range of contemporary style units with contrasting black galaxy granite work surfaces. Central island with granite work surfaces. Inset butler sink with chrome mixer tap. Rangemaster oven with six ring gas hob, two ovens, grill and warming draw below. Black extractor hood above with recess lighting. Black galaxy tiled floor with under floor heating. Door to laundry room.

### LAUNDRY ROOM

19" x 7'11" (5.8m x 2.41m) Double glazed window and door to rear. Ceiling cornice and recess ceiling lights. Extractor fan. Fitted units complementing the kitchen with work surfaces and inset black sink unit. Provision for appliances.



### FIRST FLOOR GALLERIED LANDING

31'7" x 12'9" (9.63m x 3.89m) Ceiling cornice and recess ceiling lights. Radiator. Solid oak staircase ascending to second floor.

### PRINCIPAL BEDROOM

18' 5" x 16' 6" (5.61m x 5.03m) Double glazed window to rear elevation with garden view. Ceiling cornice and recess ceiling lights. Radiator. Wiring for sky tv and cctv system. Door to dressing room.

### DRESSING ROOM

8' 7" x 8' 5" (2.62m x 2.57m) Recess ceiling lights. Door to en-suite shower room

### EN-SUITE SHOWER ROOM

8' 7" x 8' 4" (2.62m x 2.54m) Velux double glazed window. Recess ceiling lights. Extractor fan. Semi circular enclosed shower with thermostatically controlled shower unit, twin oval shaped wash hand basins and low level wc. Part tiled walls with contrasting borders. Wall mounted heated chrome towel rail.

### BEDROOM TWO

19' 6" x 15' 9" (5.94m x 4.80m) Double glazed window to front elevation. Ceiling cornice. Recess ceiling lights. Two radiators. Range of fitted wardrobes with recess and automatic lighting. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

11' 6" x 8' 4" (3.51m x 2.54m) Double glazed velux window. Recess ceiling lights. Extractor fan. Contemporary style suite comprises of semi circular shower with thermostatically controlled unit. Wash hand basin and low level wc. Part tiling to walls with contrasting border. Chrome heated towel rail. Tiled floor.

### BEDROOM THREE

18' 5" x 11' 11" overall measurement to include shower room (5.61m x 3.63m) Double glazed window to front elevation. Ceiling cornice. Recess ceiling lights. Radiator. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

Double glazed velux window. Recess ceiling lights. Extractor fan. Semi circular shape shower with



